



Solicitors & Estate Agents










Offers Over
£225,000

11/7 Albion Gardens

Easter Road | Edinburgh | EH7 5NS

This impressive, beautifully presented 2nd floor flat forms part of an established modern development with resident's parking, quietly positioned within the popular Easter Road district of the city, close to excellent amenities and within easy reach of the city centre.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – B
-  Council Tax Band - D



Description

The property is in excellent condition throughout having been upgraded and well maintained by the present owner. In true move-in condition, this fine home shall undoubtedly appeal to the first time buyer/couple seeking a high standard of living in an excellent location. Internal viewing is highly recommended to be fully appreciated. Access is via a secure door entry system into the well kept communal entrance with lift and stair access to all floors. The light-filled accommodation comprises; entrance hallway with good storage provisions, there is a delightful lounge/diningroom enjoying excellent natural light with double windows and Juliette balcony. The stylish, fully upgraded kitchen is located off the lounge/diningroom and offers a range of contemporary wall and base units with complementary worktops incorporating the built-in gas hob, electric oven and hood, integrated fridge freezer and microwave. Further appliances can be included if desired. There are two generous double bedrooms, each fitted with mirrored wardrobes and the stunning bathroom, again fully upgraded comprises of a white three piece white suite with contrasting black fixtures and fittings with luxury Rainfall dual shower. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer and microwave. The free standing washing machine and slim-line dishwasher can be included if desired.

Gardens and parking

Leafy landscaped communal gardens are within the development and for the car owner, resident's parking is available. Further parking is available on-street.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £106.00 per month is payable for the upkeep of the communal garden grounds, lift maintenance, stair cleaning and lighting together with block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinnny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 62.11 Sq M / 669 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

